



Rochester Hills

1000 Rochester Hills Dr
Rochester Hills, MI 48309
(248) 656-4600
Home Page:
www.rochesterhills.org

Master

File Number: 2016-0032

File ID: 2016-0032

Type: Project

Status: To Council

Version: 2

Reference: 15-006

Controlling Body: City Council
Regular Meeting

File Created Date : 01/27/2016

File Name: Bloomer Woods PSCP Rec.

Final Action:

Title label: Request for Preliminary Site Condominium Plan Approval - Bloomer Woods, a proposed 30-unit development on 12.8 acres, located on the east side of John R, north of Avon, zoned R-3, One Family Residential with an MR Mixed Residential Overlay; Lombardo Homes, Applicant

Notes:

Sponsors:

Enactment Date:

Attachments: 031416 Agenda Summary.pdf, Prelim. Staff Report 021616.pdf, Map Aerial.pdf, Letter Westphal 020816.pdf, Review Comments.pdf, Site Plans.pdf, Landscape Plan.pdf, Elevations-Floor Plans.pdf, Minutes PC 021616.pdf, Public Hearing Notice-PC.pdf

Enactment Number:

Contact: PLA 656-4660

Hearing Date:

Drafter:

Effective Date:

History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Planning Commission	02/16/2016	Recommended for Approval	City Council Regular Meeting			Pass

Text of Legislative File 2016-0032

Title

Request for Preliminary Site Condominium Plan Approval - Bloomer Woods, a proposed 30-unit development on 12.8 acres, located on the east side of John R, north of Avon, zoned R-3, One Family Residential with an MR Mixed Residential Overlay; Lombardo Homes, Applicant

Body

Resolved, that the Rochester Hills City Council hereby approves the Preliminary One-Family Residential Detached Condominium plan for Bloomer Woods Site Condominiums, a 30-unit residential development on 12.8 acres, located on the east side of John R, north of Avon, zoned R-3, One Family Residential with an MR, Mixed Residential Overlay, Parcel No. 15-13-301-058, Lombardo Homes, Applicant, based on plans dated received by the Planning and Economic Development Department on January 15, 2016, with

the following findings and subject to the following conditions.

Findings:

1. Upon compliance with the following conditions, the proposed condominium plan meets all applicable requirements of the zoning ordinance and one-family residential detached condominium.
2. Adequate utilities are available to properly serve the proposed development.
3. The preliminary plan represents a reasonable street layout.
4. The Environmental Impact Statement indicates that the development will have no substantially harmful effects on the environment.
5. Remaining items to be addressed on the plans may be incorporated on the final condominium plan without altering the layout of the development.

Conditions:

1. Provide all off-site easements and agreements for approval by the City prior to issuance of a Land Improvement Permit.
2. Provide a landscape bond in the amount of \$51,323 for landscaping, replacement trees, plus an irrigation plan and cost estimate, prior to issuance of a Land Improvement Permit.
3. Payment of \$6,000 into the tree fund for street trees, prior to issuance of a Land Improvement Permit.
4. Approval of all required permits and approvals from outside agencies.
5. Compliance with the department memo comments, prior to Final Site Condo Plan Approval and Building Permit Approval.
6. Submittal of By-Laws, Master Deed and Exhibit B's for the condominium association along with submittal of Final Preliminary Site Condo Plans.